North Reserve-Scott Street Urban Renewal District Plan Amendment

APRIL 20, 2026, CITY COUNCIL

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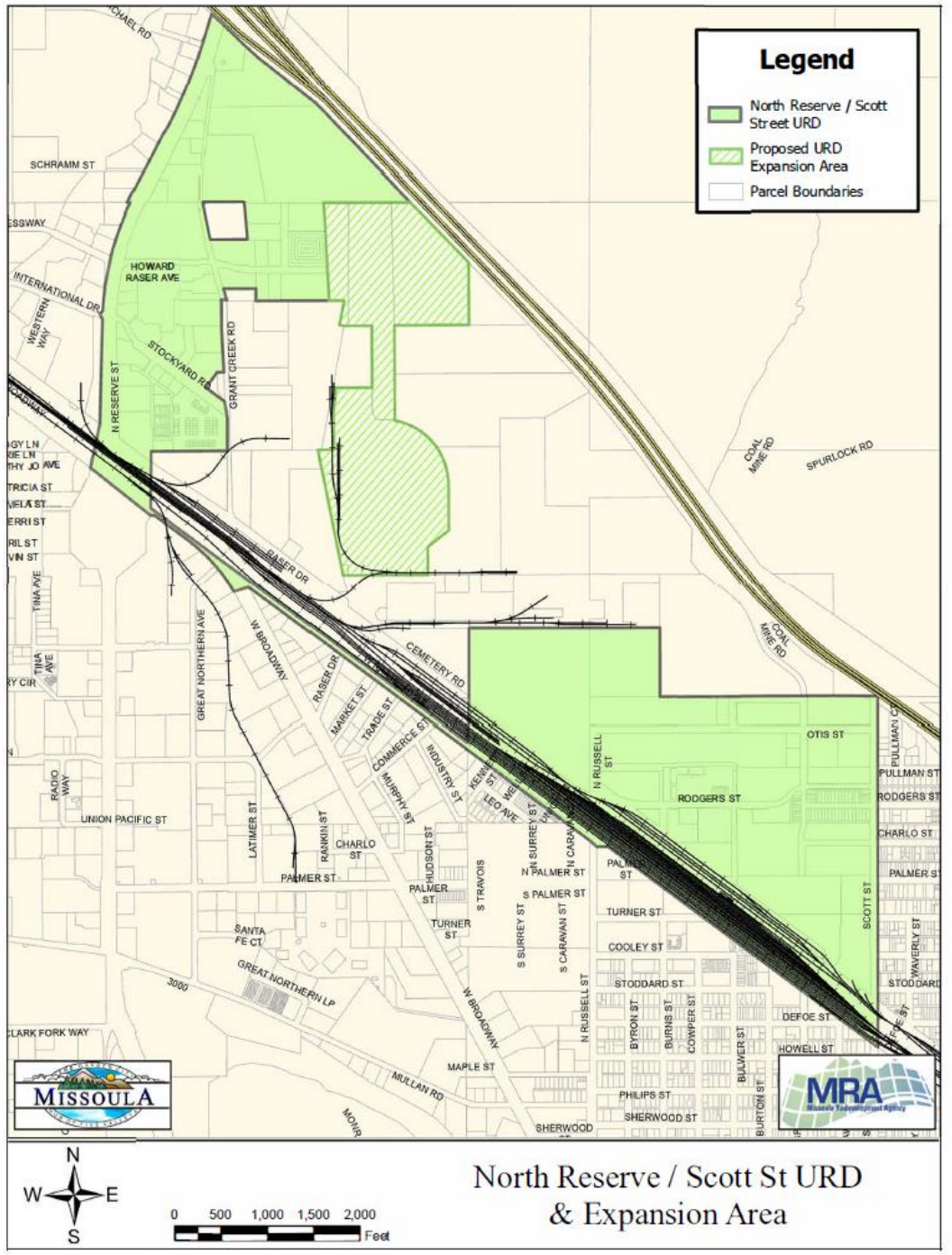
MRA
Missoula Redevelopment Agency

Proposed North Reserve-Scott Street Urban Renewal District Plan Amendment

-Add property accessed via 3300 Raser Drive

-Property is the same as the "Phase I" annexation, encompasses approximately 93 acres, and contains parcels owned by Roseburg Resource Co and Story House Montana LLC

-Annexation has already been approved by Council

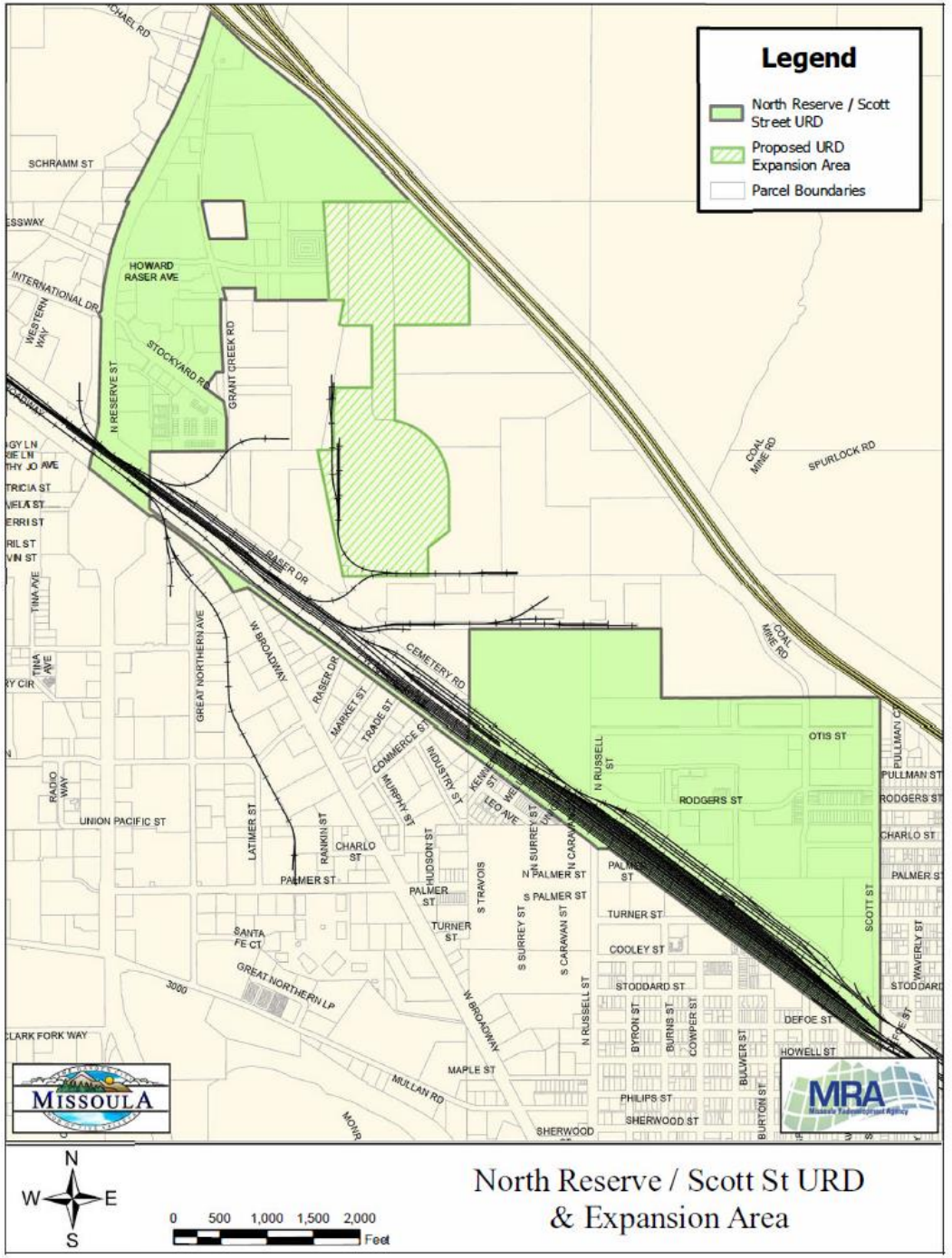


Proposed North Reserve-Scott Street Urban Renewal District Plan Amendment

-MRA Board of Commissioners recommended approval at their Dec 4, 2025 meeting

-Council has authority to amend the URD Plan (MCA 7-15-4221)

-Both Story House and Roseburg have submitted letters in support of expanding the NRSS URD to include this property



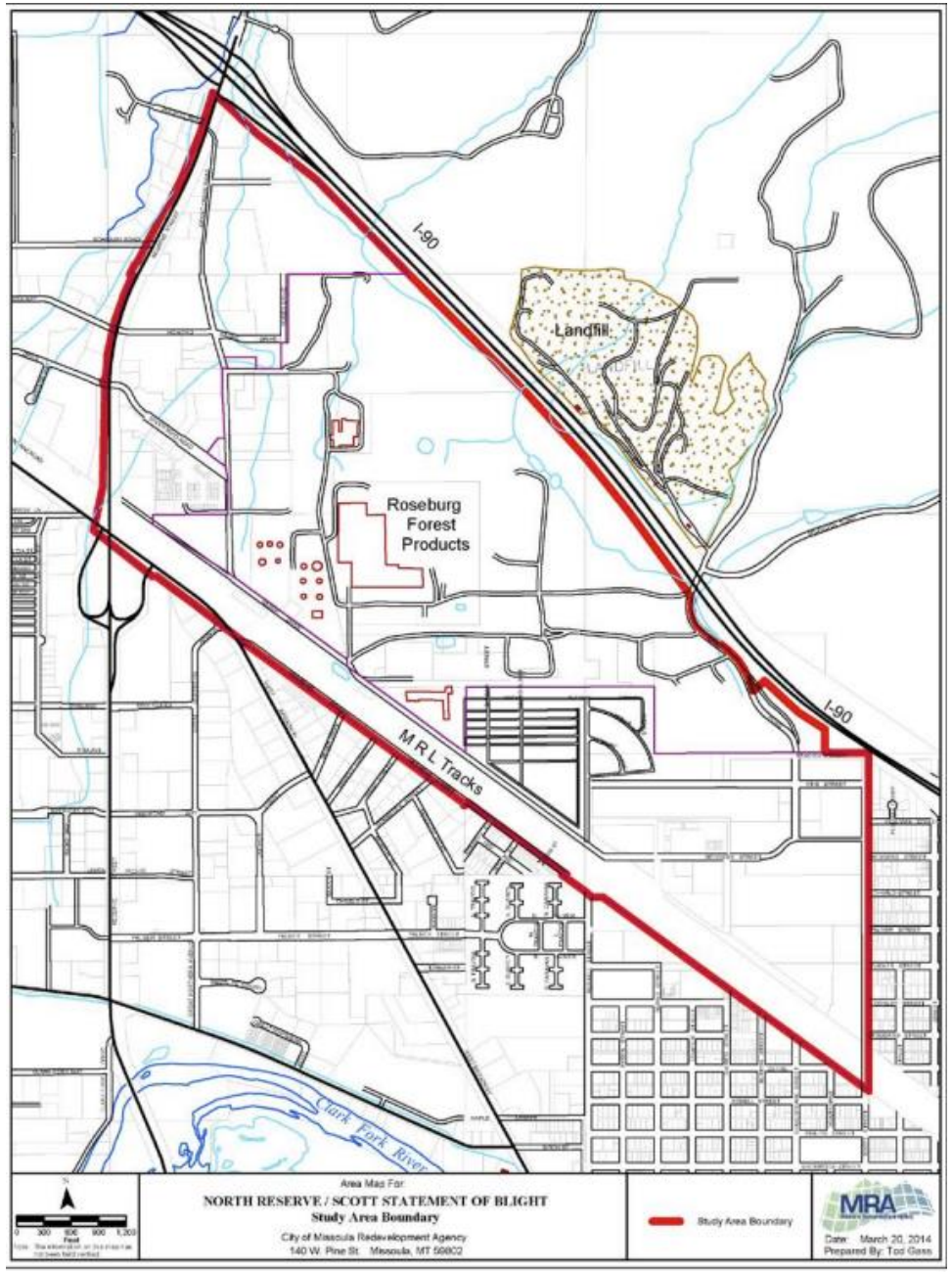
Context

2014: Council adopts the North Reserve Scott Street Urban Renewal District Plan and creates the NRSS URD

2017: Council adopts the NRSS Master Plan

2015 & 2022: Council annexes property within the NRSS Planning Area and votes to expand the URD to include that property

2026: Council annexes "Phase I" property



North Reserve-Scott Street Urban Renewal Planning Area

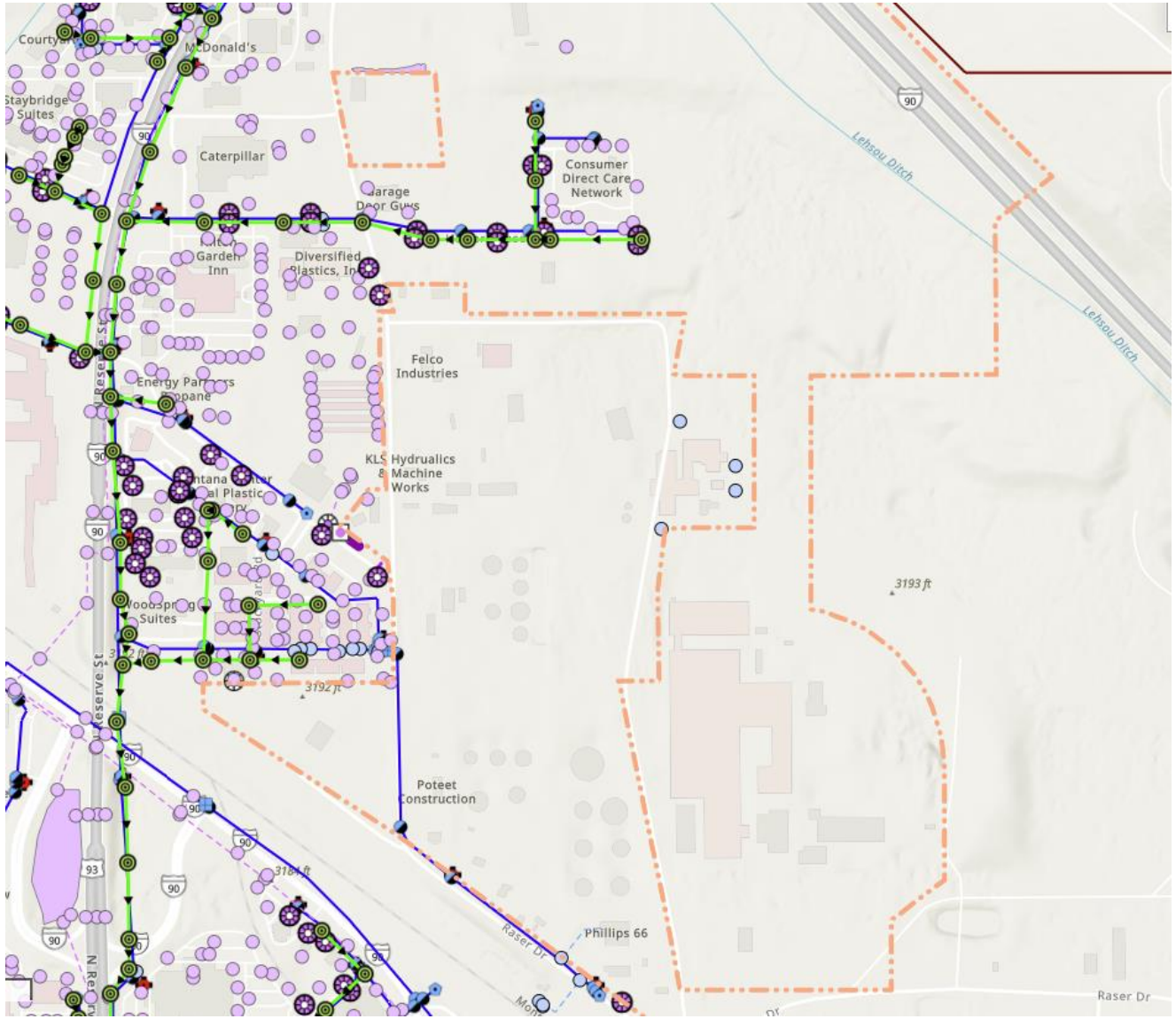
Alignment with Land Use Plan and Urban Renewal Plan

Land Use Plan Themes:

- *Health and Safety:* Ensure access to services and infrastructure that support health and safety
- *Economic Health*: Support commercial services with improved infrastructure and connectivity
- *Focus Inward*: The Property sits within the Plan Area and Utility Service Area

North Reserve-Scott Street Urban Renewal Plan:

- Support the inclusion of annexed property into the URD
- Develop infrastructure needed for current and future growth
- Improve key transportation corridors
- Promote compatible land use and cohesive urban design



(City Utility Map)

Amendment Schedule

March 25: City Council LUP Committee to consider: (1) Adoption of a Resolution of Intention; (2) Set a public hearing and conduct first reading of Ordinance

March 30: Adopt Resolution of Intention. Set a public hearing and first reading of Ordinance.

April 9, 11, and 18: Notice to the public and taxing jurisdictions of public hearing (mailings and newspaper ads)

April 20: Public hearing and second reading of Ordinance, final vote

May 20: Ordinance is effective, if Council votes to approve on April 20

TBD: Submit package to Montana Department of Revenue

City Council Recommended Action:

Adopt an Ordinance amending the North Reserve - Scott Street Urban Renewal Plan to include additional property in the North Reserve - Scott Street Urban Renewal District.